

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20 / 0225	Ask For	Gerald Coughlan
Date	13th October 2020	Tel ext	6216

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr Andrew Fisher, 1 Manorau, Queens Road, Twynyrodyn, Merthyr tydfil, CF47 0LY .

Location 1 Manorau, Queens Road, Twynyrodyn, Merthyr tydfil, CF47 0LY .

Detail Construct a new dwelling in the side garden of the existing property. Erect a shed to the rear of the existing dwelling (1 Manorau Queens Road).

PLANNING NEED TO KNOW

The footway/highway to the front (Queens Road) and 'The Parade', are adopted and publicly maintained. There is an existing, inward opening, gate serving the property (existing single garage) at the junction of The Parade/Queens Road, with drop kerbing. There are no TRO's in place.

The footway adjacent to the property (from Woodland Place) along the bounday of the property is privately maintained.

Works involve demolition of existing garage and lose of garden to allow construction of new dwelling and two parking spaces. Dimensions of turning area varying from 6.4m/7m to 6.7m, however the inward opening gates restrict this turning provision. There is a concern that reversing movements are not achievable and thus vehicular reversing movements directly on to the adopted highway network will occur .

A third parking provision is indicated directly on to Queens Road that will require reversing movements on to the adjacent highway.

Foul water to mains, stormwater to soakaway .

MTCBC SAB Officer to respond to stormwater drainage complainace with current legislation.

Concern is that vehicles are unable to turn within the curtilage and thus vehicular reversing movements on to the junction of Queens Road/The Parade will occur which is considered detrimental to highway safety, and therefore refusal is recommended.

OBSERVATIONS

There is OBJECTION TO THE SUBMITTED PROPOSALS for the following reasons :-

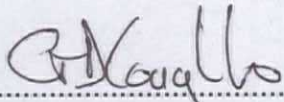
CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

The proposed development would generate vehicular reversing movements to and from the highway, creating traffic hazards to the detriment of highway safety.

INFORMATIVES



Handwritten signature of Carwyn Morris in black ink.

pp Carwyn Morris
Engineering & Traffic Group Leader .